

File No. H7-98  
Prepared by & Return to:  
MS Real Estate Closings, LLC  
1576 Monteith, Suite A  
Hernando, MS 38632  
662-429-8822

10/30/07 12:10:18  
BK 571 PG 693  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

## WARRANTY DEED

Stephen G. Phelps and  
Mary W. Phelps

GRANTORS

TO

Benjamin D. Crafton and  
Laura Stacy Crafton

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **I the undersigned, Stephen G. Phelps and wife, Mary W. Phelps**, Grantor(s), does hereby sell, convey and warrant unto, **Benjamin D. Crafton and wife, Laura Stacy Crafton**, Grantee(s), as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property located and being situated in **DeSoto** County, Mississippi, and being more particularly described as follows, to wit:

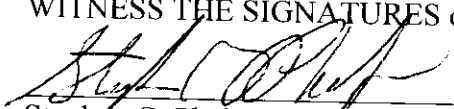
Lot 25, Section A, Hernando Estates, situated in Section 7, Township 3 South, Range 7 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 3, Pages 33-34, in the office of the Chancery Clerk of DeSoto County, Mississippi.

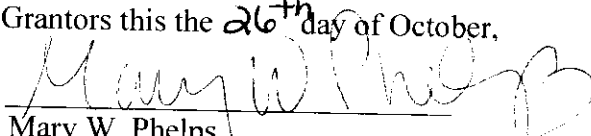
Being same property conveyed to **Stephen G. Phelps and wife, Mary W. Phelps** by Warranty Deed dated December 14, 1995 and recorded in Book 296, Page 662 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty of this conveyance is made expressly subject to all applicable building restrictions and restrictive covenants of record, any subdivision and zoning regulations in effect, any rights-of-way, restrictions, easements or servitudes, and any lease, grant, exception or reservation of minerals or mineral rights.

Taxes for the year were prorated.  
Possession is to be given with delivery of deed.

WITNESS THE SIGNATURES of the Grantors this the 26<sup>th</sup> day of October, 2007.

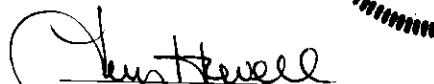
  
Stephen G. Phelps

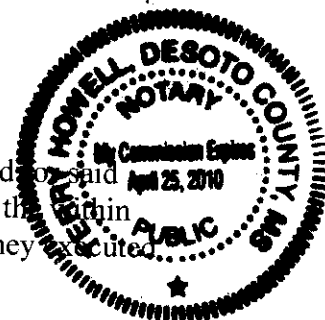
  
Mary W. Phelps

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 26<sup>th</sup> day of October, 2007, within my jurisdiction, the within named **Stephen G. Phelps and Mary W. Phelps**, who acknowledged that they executed the above and foregoing instrument.

My Commission expires: 4-25-10

  
Notary Public



Grantor Address:  
1323 Pontotoc St.  
Hernando, MS 38632  
Phone 662-404-0278  
NA

Grantee Address:  
4117 Holly Springs Rd.  
Hernando, MS 38632  
Phone 662-429-2919  
NA